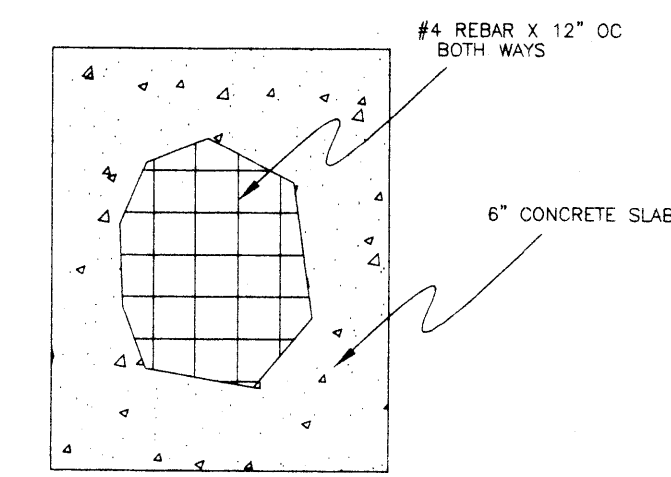


LEGEND	
IR	= IRON ROD
IP	= IRON PIPE
CM	= CONCRETE MARKER
MOC	= MARK ON CONCRETE
S	= SET
F	= FOUND
FP	= FENCE POST
FC	= FENCE CORNER
ROW	= RIGHT OF WAY
BB	= BACK TO BACK OF CURB
BL	= BUILDING LINE
PUE	= PUBLIC UTILITY EASMT.
EE	= ELECTRICAL EASEMENT
DE	= DRAINAGE EASEMENT
AE	= ACCESS EASEMENT
PAE	= PARKING/ACCESS EASMT.
EM	= ELECTRIC METER
ET	= ELECTRIC TRANSFORMER
E	= ELECTRICAL
PP	= POWER POLE
LP	= LIGHT POLE
WM	= WATER METER
WV	= WATER VALVE
WS	= WATER SEWER
FM	= FIRE METER
OM	= GAS METER
TB	= TELEPHONE PEDESTAL
AC	= AIR CONDITIONER
OH	= OVERHANG
EDB	= EDGE OF PAVEMENT
BOC	= BACK OF CURB
PE	= PEDESTRIAN ACCESS
(M)	= MEASURED
(R)	= RECORDED

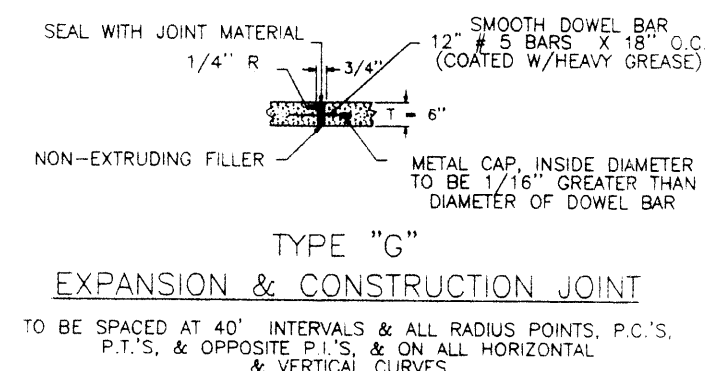
SCALE:

1" = 20'

0 20 FT



PARKING LOT SURFACE  
NOT TO SCALE



TYPE "G"  
EXPANSION & CONSTRUCTION JOINT  
TO BE SPACED AT 40' INTERVALS & ALL RADIUS POINT, P.C.'S, P.T.'S, & OPPOSITE P.I.'S & ON ALL HORIZONTAL & VERTICAL CURVES

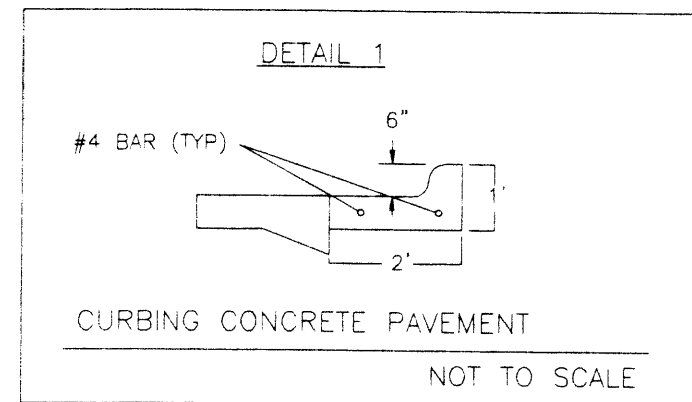
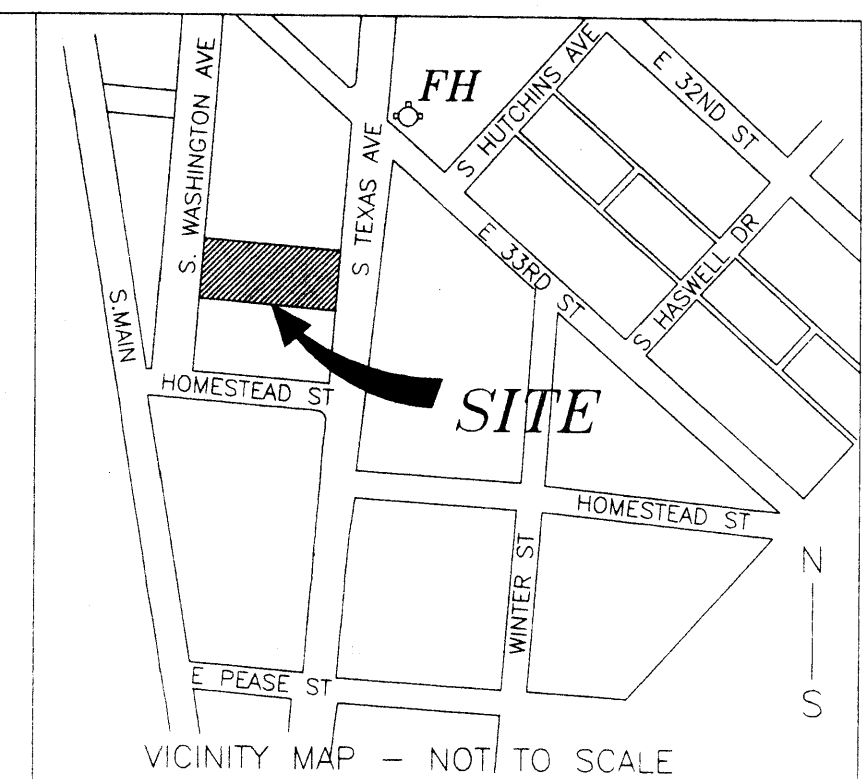
#### PARKING ANALYSIS

##### PARKING SPACES REQUIRED

8 SPACES	8
1 SP PER 50 SF SEATING AREA (90/50=1.8)	2
TOTAL SPACES REQUIRED	10

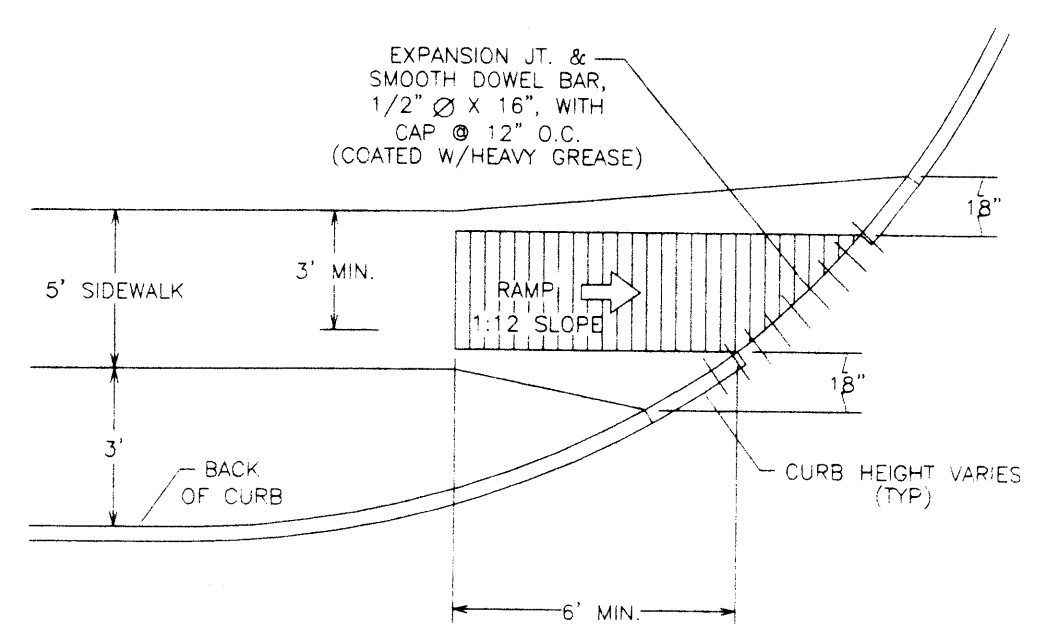
##### SPACES PROVIDED

NON-STALL (PARKING)	10
STALL (2 HC)	25



#### DETAIL 2

\* SURFACE FINISH SHALL COMPLY WITH T&S REQUIREMENTS: LIGHT BROOM FINISH WITH GROVES (1/2" DEEP, 1/4" TO 3/4" WIDE, SPACED 2" APART). GROOVED AREA INDICATES LIMITS OF COLORED CONCRETE. RAMP SHALL BE "DARK BRICK RED" (SHEPHERDS OR EQUIV.) IN COLOR BY SURFACE COLORING. NO COLOR AT DRIVEWAYS.



SIDEWALK AMBULATORY RAMP

#### LANDSCAPING ANALYSIS LOT 3, BLOCK ONE, RUFFINO SUBDIVISION

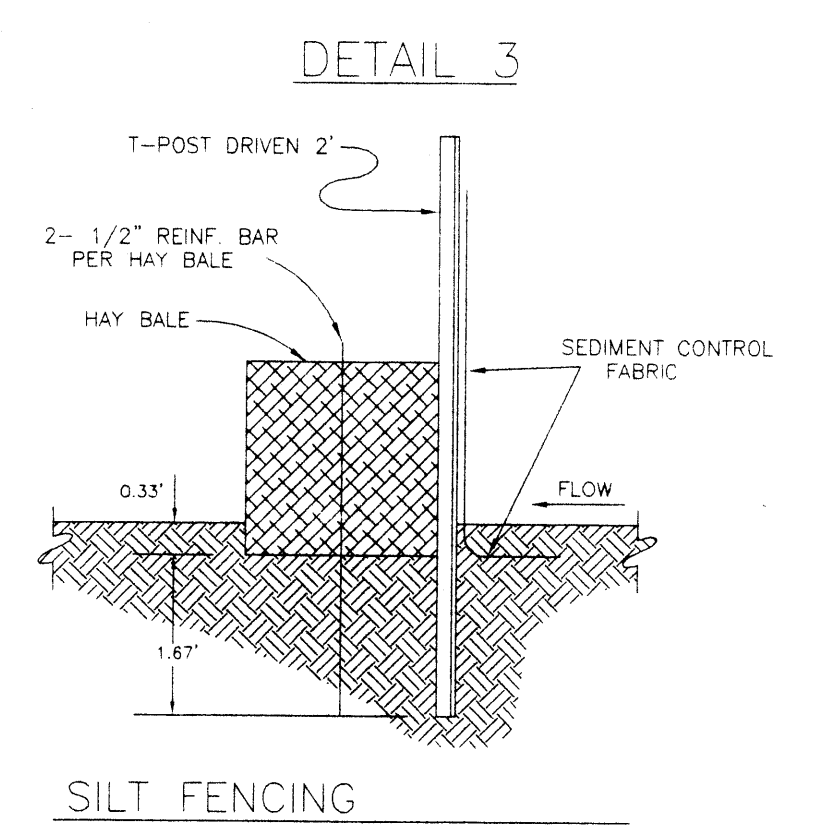
##### LANDSCAPING REQUIRED

TOTAL LOT AREA	31,200 S.F.
LANDSCAPING (15% OF AREA)	4,680 S.F. (4,680 PTS.)

##### LANDSCAPING PROVIDED PROPOSED

RED OAK (1.5"-3") (QUERCUS SHUMARDII)	5X200	1,000	○
TREE YAUPON (1.5"-3") (ILEX VOMITORIA)	17X150	2,550	△
YAUPON/NANDINA/LIGUSTRUMS, (2-15 GAL)	91X10	910	◇
EXISTING TREES			
CANOPY TREES > 4" CAL.	1X225	225	●

TOTAL POINTS PROVIDED 4,685



SILT FENCING  
NOT TO SCALE

#### WATER CONSUMPTION

##### DOMESTIC USE (GPM)

MINIMUM	0
AVERAGE	2.3
MAXIMUM	7.0

##### IRRIGATION USE (GPM)

80% OF DOMESTIC WATER CONSUMPTION,	
MINIMUM	0
AVERAGE	1.8

#### SANITARY SEWER DEMAND

90% OF DOMESTIC WATER CONSUMPTION, (GPD)	
MINIMUM	0
AVERAGE	3,312
MAXIMUM	10,080

#### EROSION CONTROL

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENTATION CONTROL DURING CONSTRUCTION AND SHALL TAKE THE NECESSARY STEPS TO MITIGATE THE AMOUNT OF SOIL AND DEBRIS ORIGINATED AT THE SITE AND CARRIED ONTO PUBLIC RIGHTS OF WAY, WATER COURSES AND ADJACENT PROPERTY. TO THIS EFFECT THE CONTRACTOR SHALL INSTALL A SILTING BARRIER ALONG THE LOWER ENDS OF THE LAND BEING DISTURBED AS SHOWN HERE AND ACCORDING TO THE DETAIL SHOWN ON THIS SHEET.
- IF NECESSARY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A CONSTRUCTION ENTRANCE, MINIMUM 50' LONG AND 12' WIDE CONSISTING OF ROCK-RUBBLE WITH PIECES 1-1/2" TO 3-1/2" IN DIAMETER, A MINIMUM OF 6" DEEP. SHOULD THE CONTRACTOR USE ANOTHER ENTRANCE HE SHALL BE REQUIRED TO INSTALL A CONSTRUCTION ENTRANCE AT EACH ADDITIONAL ENTRY POINT WHERE MUD IS TRACKED ONTO CITY STREETS.
- ALL STORM DRAINAGE INLETS IN THE PROJECT AREA SHALL BE PROTECTED DURING CONSTRUCTION FROM RUNOFF SEDIMENTATION BY A 6" HIGH BARRIER MADE UP OF 20-LB STRAW FILLED BURLAP BAGS (OR EQUIVALENT BARRIER).

#### NOTES:

- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- ALL CALLS ARE MEASURED CALLS.
- TOTAL AREA = 0.7163 ACR.
- BEARING BASE IS CITY OF BRYAN GRID NORTH BY GPS.
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN PER FEMA MAP # 48041C 0133C DATED 07/02/92.
- PRIMARY BENCH MARK IS 1/2" CAPPED IRON ROD WITH THE COORDINATES N: 364.726.6077, E: 3,245.035.8714, ELEV=558.05. SITE BENCH MARK IS A MARK ON CONCRETE LOCATED ON THE EASTERN CURB OF WASHINGTON STREET, ELEV=361.06.
- PROPOSED DRIVEWAYS SHALL BE BUILT IN ACCORDANCE WITH CITY OF BRYAN STANDARD DETAILS AND SPECIFICATIONS.
- ALL ISLAND RADII ARE MEASURED FROM BACK OF CURB UNLESS STATED OTHERWISE.
- ALL INFRASTRUCTURE WITHIN THE SITE IS PROPOSED EXCEPT AS NOTED.
- BOUNDARY CORNERS ARE MARKED WITH 1/2" IRON RODS.
- IRRIGATION SHALL BE BY SPRINKLER. PLAN SHALL BE SUBMITTED BY OTHERS. LANDSCAPING & IRRIGATION MUST BE APPROVED PRIOR TO ISSUANCE OF C.O.
- ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM WITH THE BCS UNIFIED DESIGN GUIDELINES AND SPECIFICATIONS. COPY OF GUIDELINES AND SPECIFICATIONS SHALL BE KEPT ON SITE DURING CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE EXACT DEPTH & LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY WORK. ALL EXISTING UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND UTILITIES AFFECTING THIS PROJECT.
- BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 698 IN OPEN AREAS AND 98% UNDER PAVEMENT AND STRUCTURES.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 2 DAYS PRIOR TO START OF CONSTRUCTION:  
WATER AND SEWER SERVICES - 209-5952  
BTU (ELECTRICAL SERVICES) - 821-5830  
ATMOS ENERGY - 1-800-545-6005  
VERIZON SOUTHWEST - 321-4303  
COX COMMUNICATIONS - 776-7766  
DIG TESS - 1-800-344-3877  
IF ANY OF THE ABOVE NUMBERS HAVE CHANGED THE CONTRACTOR SHALL OBTAIN THE CORRECT ONES.
- THE CONTRACTOR SHALL COORDINATE ALL PROPOSED WORK AND PROCEDURES WITH THE CITY OF BRYAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION LAYOUT AND SURVEYING SERVICES.
- WATER SERVICES SHALL BE IDENTIFIED BY BLUE METAL T-POST MARKERS, AND SANITARY SEWER SERVICE SHALL BE IDENTIFIED BY A GREEN METAL T-POST MARKERS. ALL PVC PIPE SHALL BE TOPPED BY METAL DETECTOR TAPE.
- THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ANY CONSTRUCTION CHANGES IN ORDER TO FACILITATE THE PREPARATION OF "AS-BUILT DRAWINGS" WHICH SHALL BE SUBMITTED TO THE CITY WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
- IF CURBS ALONG EDGES OF PAVED AREAS ARE USED THEY SHALL BE STAND UP CURBS PER DETAIL 1 SHOWN HEREON.
- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE GEOTECHNICAL ENGINEERING SERVICES IF NEEDED.
- ALL PLUMBING MUST MEET PLUMBING CODE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- A 6" PRIVATE FENCE SHALL BE INSTALLED AROUND DUMPSTER.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, PARKING LOT SETBACKS, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- EXISTING SEWER LINE SHALL BE REPLACED ACCORDING TO DESIGN ON SEPARATE SHEET.
- 6" SANITARY SEWER PIPE SHALL BE ENCASED IN CEMENT STABILIZED SAND TO AT LEAST 6" ABOVE TOP OF PIPE.
- CITY WILL PROVIDE MH RIM AND COVER.
- THIS SITE WILL GENERATE INDUSTRIAL WASTE (COMMERCIAL KITCHEN).
- NO CONCRETE TRUCK WASHOUT WILL BE ALLOWED ON THE SITE.
- THERE SHALL BE TWO WATER METERS.
- VARIANCE TO ENCROACH ON SIDE SETBACK LINE BY SERVICE CANOPY WAS APPROVED BY PLANNING AND ZONING COMMISSION ON MAY 19, 2005.
- DEVELOPER WILL PROVIDE 3" - 4" CONDUITS WITH PULL STRINGS FOR ELECTRICAL SERVICE. CONDUITS SHALL CROSS UNDER THE 6" SANITARY SEWER LINE PROVIDING A MINIMUM SEPARATION OF 18".



Christian Galindo

**ALINDO ENGINEERS AND PLANNERS, INC.**  
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

## SITE & GRADING PLAN SONIC DRIVE-IN WATFORD GROUP SONIC DRIVE-INS

OWNER/DEVELOPER:  
GREG LEE  
4700 ELMO WEEDON RD.  
STE. 108  
COLLEGE STATION, TX 77845  
VOICE: 774-1938  
FAX: 774-9091

914 SOUTH TEXAS AVENUE  
0.7163 ACRES  
LOT 10, BLOCK C, REPLAT OF SMYTHE ADDITION,  
VOL. \_\_\_\_\_, PG. \_\_\_\_\_, O.R., BRAZOS COUNTY, TX

DATE: APRIL 6, 2005  
DESIGNED BY: TKD  
APPROVED BY: CG  
REVISIONS: APRIL 19, 2005  
APRIL 28, 2005  
MAY 20, 2005

PROJECT  
7-05  
SHEET  
1 of 1

Received  
MAY 23 2005  
Development & Engineering  
Services